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Redevelopment Board Minutes 01/28/2004

Arlington Redevelopment Board
Minutes of January 28, 2004

Members Present: Ed Tsoi
Barry Faulkner
Roly Chaput
Lynne Lowenstein
Nora Mann @ 7:50 p.m.

Also Present: Kevin J. O'Brien, Secretary ex officio
Laura Wiener, Planner
John Maher, Town Counsel
Craig Seymour, RKG Associates
Ken Schwartz, VHB

Ed Tsoi called the meeting to order at 7:45 and announced that the first part of the meeting was to hear from the Symmes Advisory Committee (SAC) regarding the redevelopment of the Symmes Hospital site. He recognized Charlie Foskett who with the help of other committee members presented a matrix showing the balloting of the SAC regarding how the four proposals met each of the criteria contained in the Committee's report to the Town Meeting. Ed Tsoi solicited comment by Committee members to elaborate on the votes on various criteria.

At 9:10 Nora Mann moved that the Board enter into Executive Session in order to discuss the analysis of the financial offers in a manner that if conducted in open session would affect the value of Town property. Roly Chaput seconded the motion and Kevin O'Brien called the roll: Barry Faulkner – yes, Ed Tsoi – yes, Nora Mann – yes, Lynne Lowenstein – yes, Roly Chaput – yes. The Board entered into Executive Session along with members of the Symmes Advisory Committee and consultants Craig Seymour and Ken Schwartz.

At 10:20 Nora Mann moved that the Board emerge from Executive Session, Barry Faulkner seconded the motion and Kevin O'Brien called the roll: Barry Faulkner – yes, Lynne Lowenstein – yes, Nora Mann – yes, Ed Tsoi – yes, Roly Chaput – yes.

Ed Tsoi asked that each Board member become expert in one proposal in addition to his/her review of all the proposals. Nora Mann was assigned the Fish proposal, Lynne Lowenstein the Baran / Keen proposal, Barry Faulkner the Diversified / Congress proposal, and Roly Chaput the Archstone proposal.

The Board voted on a motion by Nora Mann seconded by Roly Chaput to approve the minutes of meetings on May 19, June 4, June 9/11, June 16, and June 23, 2003. The Board voted 5 – 0 in favor.

The Board then reviewed drawings showing the proposed facade change for the property at 449 Massachusetts Avenue which is to be used as a branch of the Leader Bank. The Board decided that the proposed changes did not rise to the threshold that would require an environmental design review of the changes, but asked that the architect submit materials and finished drawings to the Board for review and comment.

The Board reviewed revised changes that are proposed for the building at 397 Massachusetts Avenue. A change in tenancy has eliminated the need for an elevator at this time and the owner proposes only to install a new door on the Massachusetts Avenue side of the building. The Board reiterated its opinion that the change did not require environmental design review due to the minimal change in the facade and asked to see a sample of the proposed granite lintel for comment.

The Board adjourned at 11:30.

Respectfully submitted,
Kevin O'Brien

ARB Minutes 1/28/04 Executive Session

Members Present: Ed Tsoi
Barry Faulkner
Roly Chaput
Lynne Lowenstein

Also present: Kevin J. O'Brien, Secretary ex officio
Laura Wiener, Planner
John Maher, Town Counsel, Craig Seymour, RKG Assoc., Ken Schwartz, VHB

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Craig Seymour of RKG Associates reported on the financial proposals made by the four developers and indicated that he would soon report on the fiscal impact of each development to the Town. The Board discussed the possibility of asking for a “best and final offer” from each developer or from a selection of the developers.

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